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चुकी 28-11 2013

पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

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...verified that the ... is intended to registration. The signature shall and ... shall be attached to this document and the ...

Sub-Registrar  
Dum Dum North 24 Pps

05 AUG 2013

DEED OF CONVEYANCE

**THIS INDENTURE** is made on this the 02<sup>nd</sup> day of August, Two Thousand and Thirteen (2013) **BETWEEN** (1) **M/S. BHASDEEP INFRASTRUCTURE DEVELOPMENT LIMITED** (CIN No. U63040WB2002PLC094566), a Company incorporated under the Companies Act, 1956 having its Registered Office at 965, Jessore Road, Dum Dum, Kolkata - 700 055; represented through its Director Shri Bhaskar Aditya, (2) **M/S. DUM DUM ADITYA EDUCATIONAL SOCIETY**, a registered Society under the West Bengal

ADITYA PROPERTIES & DEVELOPER

*Bhaskar Aditya*

Proprietor

1720

Bhasdeep Infrastructure Development Ltd.  
*Bhaskar Aditya*  
Director

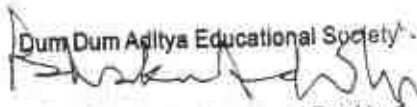
Dum Dum Aditya Educational Society  
*Bhaskar Aditya*

Bhaskardeep Infrastructure Development Ltd.  
 Director

Societies Registration Act having its Office at 965, Jessore Road, Dum Dum, Kolkata - 700 055, represented through its President Shri Bhaskar Aditya and (3) **M/S. ADITYA PROPERTIES & DEVELOPERS**, a sole Proprietorship Firm of Shri Bhaskar Aditya having its Office at 182, Jessore Road, Dum Dum, Kolkata - 700 055, hereinafter collectively called the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed and include their successors-in-office, legal representatives administrators and/or assigns) of the **ONE PART.**

**A N D**

(1) M/S GANGOTRI MARCOM PVT LTD (CIN NO. U52190WB2011 PTC162642), (2) M/S GANGOTRI DEALMARK PVT LTD (CIN NO. U52190WB2011PTC162641), (3) M/S PUSPANJALI COMMERCIAL PVT LTD (CIN NO. U52190WB2011PTC162643), (4) M/S RADHA KRISHNA MARCOM PVT LTD (CIN NO. U52190WB2011 PTC162644), (5) M/S SHUBHLABH MARCOM PVT LTD (CIN NO. U52190WB2011PTC162645), (6) M/S GANAPATI MARCOM PVT LTD (CIN NO. U52190WB2011 PTC162646), (7) M/S TARAPITH COMMERCIAL PVT LTD (CIN NO. U52190WB2011 PTC162647), (8) M/S TARAPITH DISTRIBUTORS PVT LTD (CIN NO. U52190WB2011PTC162648), (9) M/S TARAPITH MERCHANTS PVT LTD (CIN NO. U52190WB2011PTC162649) all are the Companies incorporated under the Companies Act, 1956 and all having its Registered Office at 5/1, Nerode Behari Mullick Road, Kolkata - 700 007, represented by its Directors **SHRI ANIL KUMAR SARAF**, son of Shri Atanaram Saraf and **SHRI**

Dum Dum Aditya Educational Society  
  
 President

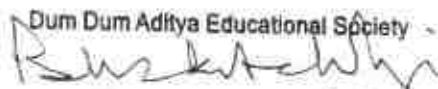
ADITYA PROPERTIES & DEVELOPER  
  
 Proprietor

**VIKRAM SARAF**, son of Shri Raj Kumar Saraf, hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed and include its successors-in-office, legal representatives administrators and/or assigns) of the **OTHER PART.**

**WHEREAS :**

- A) Pursuant to a decree passed by the Learned 2<sup>nd</sup> Assistant District Judge at Alipore on 30<sup>th</sup> August, 1987 in Title Suit No. 83 of 1956 (Digendra Chandra Ghosh and Ors. -Vs- Upendra Chandra Ghosh & Ors.), one Dharendra Kumar Ghosh, Kartick Chandra Ghosh, Anjali Guhathakurta became the joint owners in respect of a piece and parcel of land measuring about 44 Cottahs (be little more or less) situate lying at Mouza Krishnapur, Khatian Nos. 847, 733, 49 and 884 being Dag Nos. 211, 224, 217, 213, 216, 219 and 222 under South Dum Dum Municipality being the Holding No. 983 Jessore Road, District North 24-Parganas, P.S. Dum Dum, Kolkata - 700 055 and said Upendra Chandra Ghosh was allocated amongst others a piece and parcel of land measuring about 24 Cottahs comprised in Dag No. 223, Khatian No. 5,6,7 and 11, J.L. No. 17 now 32/20, R.S. No. 180, Touzi No. 228, 229, Mouza Shyamnagar, Ward No. 21, District 24 Parganas together with structure sanding thereon being Municipal Holding No. 938, Jessor Road, Kolkata - 700 055 under Dum Dum Police Station in the District 24 Parganas within Municipal Limit of South Dum Dum.


Bhaskar Infrastructure Development Ltd.  
Director

Dum Dum Aditya Educational Society  
  
 President

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- B) By a registered Deed of Conveyance dated 10<sup>th</sup> December, 2003, said Anjali Guhathakurta, as Vendor sold, conveyed and transferred undivided and undemarcated piece and parcel of land measuring about 7 Cottahs, 5 Chittaks and 15 Sq.ft. being 50% of her 1/3<sup>rd</sup> share in the entire property measuring about 44 Cottahs situated in Mouza Krishnapur, Khatian Nos. 847, 733, 49 and 884 being Dag Nos. 211, 224, 217, 213, 216, 219 and 222 under P.S. Dum Dum, within the limit of South Dum Dum Municipality being Holding No. 983 Jessore Road, District 24-Parganas (North), Kolkata - 700 055 in favour of Bhaskar Aditya, Proprietor of M/s. Aditya Properties & Developers being the Vendor No. 3 herein on valuable consideration and the same was registered before the Additional District Sub-Registrar Cossipore, Dum Dum and recorded in Book No.1, Volume No. 126, Pages 113 to 122, Being No. 4406 for the year 2005.
- C) After purchasing the aforesaid property, said Bhaskar Aditya, as proprietor of M/s. Aditya Properties & Developers, being the Vendor No.3 herein have duly mutated his name in the record of the South Dum Dum Municipality.
- D) By another registered Deed of Conveyance dated 9<sup>th</sup> April, 2005, said Dharendra Kumar Ghosh and Kartick Chandra Ghosh jointly sold and transferred the undivided undemarcated piece and parcel of land measuring about 4 Cottahs 3 Chittaks and 2 Sq.ft. i.e. 4.190 Cottahs out of their 2/3<sup>rd</sup> share in the entire landed property measuring about 44 Cottahs situated in formerly Mouza Krishnapur presently Shyamnagar, P.S. Dum Dum, District 24-Parganas (North) comprised in Part of Dag Nos. 211, 213, 216, 217, 219, 222


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and 224 under Khatian Nos. 847, 733, 79 and 884 being Municipal Holding No. 983 Jessore Road, District North 24-Parganas (North), Kolkata - 700 055 under the limit of South Dum Dum Municipality in favour of Dum Dum Aditya Educational Society, a registered Society being Vendor No. 2 herein on valuable consideration and the said Deed was registered before the Additional District Sub-Registry Office at Cossipore, Dum Dum in Book No. 1, Volume No. 126, Pages 123 to 132, Being No. 4407 for the year 2005.

E) Thus by virtue of the said registered Deed of Conveyance, the Vendor No. 2 became the absolute Owner in respect of the said piece and parcel of land measuring about 4 Cottahs 3 Chittaks and 2 Sq.ft. i.e. 4.190 Cottahs out of their 2/3<sup>rd</sup> share in the entire landed property measuring about 44 Cottahs situated in formerly Mouza Krishnapur presently Shyamnagar, P.S. Dum Dum, District 24-Parganas (North) comprised in Part of Dag Nos. 211, 213, 216, 217, 219, 222 and 224 under Khatian Nos. 847, 733, 79 and 884 being Municipal Holding No. 983 Jessore Road, District North 24-Parganas (North), Kolkata - 700 055 under the limit of South Dum Dum Municipality and is duly mutated its name in the record of the South Dum Dum Municipality.

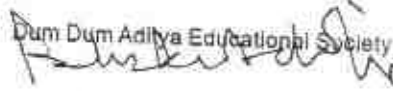
F) By another registered Deed of Conveyance dated 14<sup>th</sup> August, 2006 said Smt. Anjali Guha Thakurta, as Vendor sold, conveyed and transferred remaining 50% of her undivided 1/3<sup>rd</sup> share in respect of the said piece and parcel measuring about 44 Cottahs i.e. equivalent to 7 Cottahs, 5 Chittaks and 15 Sq.ft. which is situated in formerly Mouza Krishnapur presently Shyamnagar, P.S. Dum Dum, District 24-Parganas

Bhasdeep Infrastructure Development Ltd.



Director

Dum Dum Aditya Educational Society



President

ADITYA PROPERTIES & DEVELOPER



Proprietor

(North) comprised in Part of Dag Nos. 211, 213, 216, 217, 219, 222 and 224 under Khatian Nos. 847, 733, 79 and 884 being Municipal Holding No. 983 Jessore Road, District North 24-Parganas (North), Kolkata - 700 055 under the limit of South Dum Dum Municipality on valuable consideration in favour of Dum Dum Educational Aditya Educational Society, the Vendor No. 2 herein and the said Deed was registered before the Additional District Sub-Registry Office at Cossipore, Dum Dum in Book No. 1, Volume No. 153, Pages 109 to 118, Being No. 5971 for the year 2008.

- G) By another registered Deed of Conveyance dated 13<sup>th</sup> September, 2006 said Dhirendra Kumar Ghosh and Kartick Chandra Ghosh sold, conveyed and transferred ALL THAT the piece and parcel of their balance undivided and undemarcated bastu land together with existing structure situated therein having an area of 25 Cottahs, 2 Chittaks and 13 Sq.ft. out of the total area of land measuring about 44 Cottahs which is situated in formerly Mouza Krishnapur presently Shyamnagar, P.S. Dum Dum, District 24-Parganas (North) comprised in Part of Dag Nos. 211, 213, 216, 217, 219, 222 and 224 under Khatian Nos. 847, 733, 79 and 884 being Municipal Holding No. 983 Jessore Road, District North 24-Parganas (North), Kolkata - 700 055 under the limit of South Dum Dum Municipality on valuable consideration in favour of Dum Dum Educational Aditya Educational Society, the Vendor No.2 herein and the said Deed was registered before the Additional District Sub-Registry Office at Cossipore, Dum Dum in Book No. 1, Volume No. 153, Pages 103 to 108, Being No. 5970 for the year 2008.

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Director

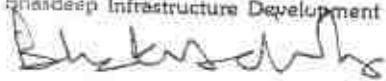
Dum Dum Aditya Educational Society

  
President

ADITYA PROPERTIES & DEVELOPER

  
Proprietor

- H) Said Upendra Chandra Ghosh while seized and possessed of the said land measuring about 24 Cottahs situated in Dag No. 223, Khatian No. 5,6,7 and 11, J.L. No. 17 now 32/20, R.S. No. 180, Touzi No. 228, 229, Mouza Shyamnagar, Ward No. 21, District 24 Parganas together with structure sanding thereon being Municipal Holding No. 938, Jessor Road, Kolkata - 700 055 under Dum Dum Police Station in the District 24 Parganas within Municipal Limit of South Dum Dum, died testate on 7<sup>th</sup> May, 1965 after executing and/or publishing his last Will and Testament dated 28<sup>th</sup> of April, 1962 wherein he appointed Pradip Kumar Ghosh as Executor of the said Will.
- I) The Executor named in the said Will of late Upendra Chandra Ghosh duly applied for grant of probate from the District Delegate at Alipore 24 Parganas in Act 39, Case No. 97 of 1965 and obtained the probate thereof on 6<sup>th</sup> of July, 1981.
- J) In terms of the said desire of Upendra Chandra Ghosh (since deceased), the Executor had from time to time performed and complied with the directions as stipulated in the said Will.
- K) The Executor having found it difficult for maintaining the said properties and also to carry out the directions and obligations as mentioned in the said Will of Upendra Chandra Ghosh (since deceased) and as such for smooth administration of the said Estate, said Pradip Kumar Ghosh, as Executor, decided to dispose of some properties and to utilize the sale proceed for maintenance and up-keepment of the said Estate.
- L) By virtue of a registered Deed of Conveyance dated 14<sup>th</sup> March, 2008, said Pradip Kumar Ghosh, as Executor to the

Shaddeep Infrastructure Development Ltd.  
  
Director


Dum Dum Aditya Educational Society  
  
President

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Estate of Late Upendra Chandra Ghosh sold, conveyed and transfer **ALL THAT** the piece and parcel land measuring about 12 Cottahs together with tin shed structure situated therein having an area of 200 Sq.ft. being Municipal Premises No. 938, Jessore Road, P.S. Dum Dum, Kolkata - 700 055 within the jurisdiction of South Dum Dum Municipality comprising a Dag Nos. 5, 6, 7 and 11, J.L. No. 17 now 32/20, R.S. No. 180, Touzi No. 228, Mouza Shyamnagar, Ward No. 21, District 24 Parganas to M/s. Bhasdeep Infrastructure Development Limited, the Vendor No. 1 herein on valuable consideration and the said Deed was registered before the Additional District Sub-Registry Office at Cossipore, Dum Dum in Book No. I, Being No. 7726 for the year 2009.

- M) Thus by such registered Deed of Conveyance, the Vendor No.1 became the absolute owner in respect of the said property and mutated its name in the record of the South Dum Dum Municipality.
- N) Said Pradip Kumar Ghosh, as Executor to the Estate of said Upendra Chandra Ghosh by another registered Deed of Conveyance dated 14<sup>th</sup> March, 2008 sold, conveyed and transferred another piece and parcel land having an area of 12 Cottahs with tin shed structure situated therein comprised in Dag No. 223, Khatian Nos. 5, 6, 7, 11, J.L. No. 17 now 32/20, R.S. No. 180, Touzi Nos. 228 and 229, Mouza Shyamnagar, Holding No. 938, Jessore Road, Kolkata - 700 055, Ward No. 21, District 24 Parganas in favour of said M/s. Bhasdeep Infrastructure Development Limited, the Vendor No. 1 herein on valuable consideration and the said Deed was registered before the Additional District Sub-Registry Office at

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Cossipore, Dum Dum in Book No. 1, Being No. 7724 for the year 2009.

- O) Thus by virtue of said six registered Deed of Conveyances, the present Vendors purchased respective undivided contiguous plot of lands from their respective Vendors having a total area of 68 Cottahs, be little more or less and they have jointly amalgamated all the aforesaid properties into one premises in the record of South Dum Dum Municipality and after such amalgamation the entire property measuring about 68 Cottahs have been renumbered as Holding No. 501, Jessore Road, District North 24-Parganas (North), Kolkata - 700 055 under the limit of South Dum Dum Municipality, Dag No 223,211,224,217,213,216,219,222 in Khatian No 5,6,7,11,847,733,79,884 in J.L. No 32/20 in Mouza Shyamnagar, Ward No-21 P.S- DumDum, Additional District Sub Registration Office, Cossipore DumDum (more fully described in the Schedule hereunder written) hereinafter referred to as the "said entire property".
- P) Out of the aforesaid property, the Vendors have committed to make a Deed of Gift of a demarcated area of land measuring about 1 Cottah, 11 Chittaks and 0 sq.ft. situated on the Eastern side of the aforesaid property to South Dum Dum Municipality.
- Q) The Vendors thus became entitled to deal with the remaining area of demarcated 66.5 Cottahs <sup>5 chatak</sup> (more or less) of the said property.

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- R) The present Purchasers being interested to purchase, the Vendors agreed to sell convey and/or transfer the aforesaid property to the present Purchasers at or for a total consideration of Rs. 14,00,00,000/- (Rupees fourteen crores only) free from all encumbrances, charges, liens, attachments, whatsoever, subject to the terms and conditions as contained in these presents.
- S) Out of the total consideration money, the Purchasers at or before execution of this Deed have paid a sum of Rs. 10,00,00,000/- (Rupees Ten crores only) in favour of the Vendors No. 1 & 2 as per the instruction of all the Vendors for liquidating the major part of the loan of ICICI Bank, Nager Bazar Branch and paid the remaining consideration money of Rs.4,00,00,000/- (Rupees Four crores only) directly to the Vendors simultaneously with the execution of this Deed and accordingly, the Vendors hereby execute this Deed of Conveyance in respect of the said property as specified in the Schedule hereunder written in favour of the Purchasers free from all encumbrances, charges, liens, attachments, whatsoever, subject to the existing litigations subject to the occupation of an unauthorized occupier in a portion thereof.

**NOW THIS INDENTURE WITNESSETH** that pursuance to the said arrangement and in consideration of a sum of Rs.14,00,00,000/- (Rupees Fourteen Crores only) out of which Rs.10,00,00,000/- (Rupees Ten crores only) paid to the Vendors No. 1 & 2 for and on behalf of all the Vendors for liquidating the major part of the outstanding dues of ICICI Bank, Nager Bazar Branch for release of the aforesaid property from the said Bank and the balance sum of Rs.4,00,00,000/- (Rupees Four crores only)

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paid directly to the Vendors at or before execution of these presents (the receipt whereof the Vendors herein doth hereby acknowledge to have received as per the Memo given below), the Vendors herein doth hereby forever acquit, exonerate, release, and discharge the Purchasers as well as the said property hereby sold and transferred, the said Vendors as the absolute Owners doth hereby indefeasibly grant, sale, convey, transfer, assign, assure, release and discharge unto and in favour of the Purchasers absolutely and forever, free from all encumbrances, charges, liens, lispendents, claims, demands, mortgages, leases, licenses, trusts, debutter, attachments, acquisitions, requisitions, requisitions, vesting, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, whatsoever, save and except the pending litigations against one unauthorized occupier in a portion thereof **ALL THAT** the piece and parcel of Bastu land measuring 66.5 Cottahs<sup>5 Chatak</sup> (more or less) together with R.T Shed structures measuring about 30000 sq.ft situated therein being Holding No. 501, Jessore Road, District North 24-Parganas (North), Kolkata – 700 055 under the limit of South Dum Dum Municipality , Dag No 223,211,224,217,213,216,219,222 in Khatian No 5,6,7,11,847, 733,79,884 in J.L No 32/20 in Mouza Shyamnagar, Ward No-21 P.S. Dum Dum, Additional District Sub Registration Office, Cossipore Dum Dum TOGETHER WITH all other easements including the right of ingress and egress and/or facilities and/or amenities attached thereto (more fully described in the Schedule hereunder written) hereunder referred to as the "said property" free from all encumbrances, charges, liens, attachments, whatsoever in nature, save and except the pending litigations, as aforesaid TOGETHER WITH the compound, outhouse, garden and appurtenances belonging thereto TOGETHER WITH all trees, fences, hedges, ditches, ways, waters, watercourses, lights,

Bhaskar Infrastructure Development Ltd.

  
Director

Dum Dum Aditya Educational Society

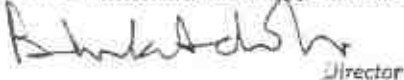
  
President

ADITYA PROPERTIES & DEVELOPER

  
Proprietor

liberties, privileges, easements and appurtenances, whatsoever, to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or appurtenant thereto AND ALSO the reversion or reversions remainder or remainders and the rents issues and profits thereof and every part thereof with ALL DEEDS documents writing vouchers or other evidence of title relating to the said property or any part thereof and all estate right title and interest use inheritance property possession benefit claims and demand, whatsoever, both at law and in equity of the Vendors unto or upon or any part thereof of the said property TO HAVE AND TO HOLD the said property (as fully described in the Schedule hereinafter written) hereby sold, conveyed, transferred, assigned, assured, expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchasers, and other rights muniments and appurtenances unto and to the use and benefit of the Purchasers free from all encumbrances, charges, liens, claims and demands, whatsoever, save and except the pending litigations against one unauthorized occupier in a portion thereof, as aforesaid AND THAT notwithstanding any act deed matter or thing done whatsoever by the Vendors or any person lawfully or equitably claiming by from or through or under or in trust for them, made done commit or committed or intentionally suffered to the contrary they, the Vendors, now are lawfully and as absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property together with the right of easement and/or other amenities hereby sold, conveyed, assigned, assured and expressed so to be and every part thereof being perfect and indivisible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter, defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed matter or thing,

Bhasdeep Infrastructure Development Ltd.




Director

Dum Dum Aditya Educational Society



President

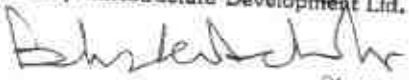
ADITYA PROPERTIES &amp; DEVELOPERS



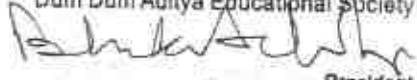
Proprietor

whatsoever, as aforesaid the Vendors now have in themselves good right full power and lawful and absolute authority to sell, convey, transfer, assign and assure their said property hereby sold, conveyed, transferred, assigned and assured and expressed so to be unto and for the use of the Purchasers absolutely in the manner, as aforesaid, free from all encumbrances, charges, liens, attachments, whatsoever, (save and except the pending litigations against one unauthorized occupier in a portion thereof) hereby conveyed and assured and intended so to be unto and to the use of the Purchasers, its successor or successors in office and/or assigns AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or their predecessor in interest and well and sufficiently saved defended and kept harmless and indemnified of, from and against all and all manner or forms and other estate, right title interest lien charges and encumbrances, whatsoever, and further more that the Vendors and all their successor or successors in office and/or assigns shall at all times hereafter indemnify and keep indemnified the Purchasers and their successor or successors in office and/or assigns against any losses damages costs charges, expenses if suffered by reason of any defect in title of the Vendors or any breach of the covenants hereunder contained AND FURTHER that the Vendors or any person or persons having lawfully or equitably claiming any estate or interest, whatsoever, in the said property or part thereof from under or in trust for the Vendors or from or under or any of their ancestors in interest at the request and at the cost of the Purchasers, their successor or successors in office and/or assigns from time to time shall do and execute or cause to be done and executed such acts, deeds, things and matters, whatsoever, for further better and more perfectly assuring the said property and every part thereof unto and to the

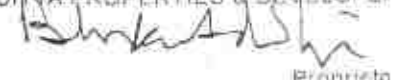
Bhasdeep Infrastructure Development Ltd.

  
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President

ADITYA PROPERTIES &amp; DEVELOPER

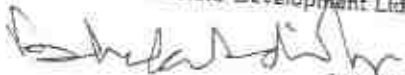
  
Proprietor

use of the Purchasers, its successor or successors in office and/or assigns according to the true intents and meaning of this deed as shall or may be reasonably required AND FURTHER the Vendors represented to the Purchasers that save and except themselves no other persons acquired any right, title or interest in respect of the aforesaid property or any part thereof and accordingly, Vendors shall at all times keep indemnified the Purchasers against any loss or damages if suffered by such claim of any third party or parties in respect of the aforesaid property AND FURTHER simultaneously with the execution of this Deed, the Vendors delivered the vacant possession of the major portion of the aforesaid property which was under their possession

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows :-**

- a) THAT notwithstanding any act, deed, matter or thing done by the Vendors or committed, executed or knowingly committed or suffered to the contrary, the Vendors are now lawful Owners and rightly seized and possessed of and/or otherwise well and sufficiently entitled to the said property together with all the rights and benefits and privileges relating thereto hereby conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
  
- b) THAT the Vendors have not at any time done, committed, executed, or knowingly permitted or suffered or been part to any act deed or thing whereby the said Property hereby sold and conveyed or any part thereof can or may be impeached encumbered or affected or by reason whereof the Vendors

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Proprietor

may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid.

- c) THAT NOTWITHSTANDING any act deed matter or thing whatsoever done, the Vendors have got the right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner as aforesaid according to the true intent and meaning of these presents.
- d) AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title or any one of them.
- e) AND THAT all rates, taxes and other impositions and/or outgoings payable in respect of the said property upto the date of execution of these presents have been and/or shall be paid by the Vendors in full and in case of any demands being made hereafter in respect of the aforesaid period, the same shall be paid and discharged by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

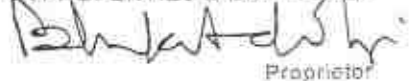
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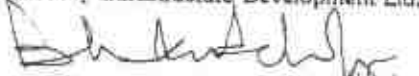
  
President

ADITYA PROPERTIES & DEVELOPER


  
Proprietor

- f) AND THAT the said property is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding thereunder is pending and that there is no excess vacant land in the said property.
- g) AND THAT the said property or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.
- h) AND THAT no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendors or their predecessors in title for the acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof.
- i) AND THAT save and except one suit for eviction being Title Suit No.372 of 1996 and Title Suit No.305 of 2008 pending before the 3<sup>rd</sup> civil judge (junior division) Sealdah & Title Suit No.45 of 2008 pending before the 2<sup>nd</sup> civil judge (senior division) Barasat against unauthorized occupier in a portion thereof and proceedings arising there from, no other suit

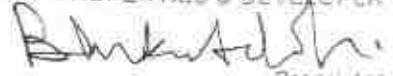
Bhasdeep Infrastructure Development Ltd.

  
Director

Dum Dum Aditya Educational Society

  
President

ADITYA PROPERTIES &amp; DEVELOPER

  
Proprietor



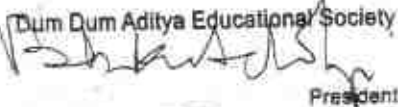
and/or proceeding and/or court order has been instituted or is pending or subsisting in any Court of law affecting in any manner, whatsoever, the said property and/or any part or portion thereof or its sale and/or transfer and no steps, whatsoever, have been taken for attachment, acquisition or requisition of the said tenanted and litigated property or any portion thereof.

j) AND THAT the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, debutter, trusts, attachments, executions, prohibitions, restrictions, restrictive covenants, easement, acquisitions, requisitions, attachments, vestings, alignments, injunctions, court orders, liabilities, whatsoever, suffered or made or liabilities created in respect of the said property by the Vendors or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.

k) AND THAT the Vendors have a good and marketable title to the said property and is lawfully entitled to sell, dispose of, alienate or otherwise deal with the said property.

Rishadeep Infrastructure Development Ltd.

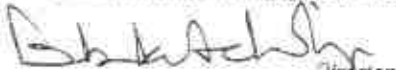
  
Director

Dum Dum Aditya Educational Society  
  
President

ADITYA PROPERTIES & DEVELOPER  
  
Proprietor

- l) AND THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the property or any part thereof and the properties, benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors shall from time to time and at all times hereinafter upon every reasonable request and make do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the said Property unto the Purchasers in the manner as aforesaid.
- m) AND THAT the Vendors have not entered into any agreement or agreements with any other person or persons in connection with the aforesaid property.
- n) AND FURTHER THAT the Vendors and all their successor or successors in office and/or assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors or successors in office and/or assigns against all claims, losses, damages, costs, charges and expenses, liabilities, demands and consequences, whatsoever, if any, suffered by reason of any defect in title of the Vendors or any act omission, breach violation or default of the covenants herein contained.
- o) AND FURTHER simultaneously with the execution of this Deed, the Vendors have delivered the vacant possession of the

Bheedeep Infrastructure Development Ltd.

  
Director

Dum Dum Aditya Educational Society

  
President

ADITYA PROPERTIES &amp; DEVELOPER

  
Proprietor

portion of the property, which was under the possession of the Vendors, to the Purchasers free from all encumbrances, whatsoever, and symbolic possession of the existing occupation of one unauthorized occupier in a portion thereof.

- p) AND THAT prior to execution of this Deed, the Vendors have liquidated a loan to ICICI Bank in connection with the aforesaid property out of the total consideration paid by the Purchasers and have released the aforesaid property from all bank liabilities free from all encumbrances, charges or liens, whatsoever.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece and parcel of Bastu land measuring about 66 <sup>5</sup>/<sub>A</sub> Cottahs <sup>Schatak</sup> (more or less) together with R.T Shed structures measuring about 30000 sq.ft situated therein being Holding No. 501, Jessore Road, District North 24-Parganas (North), Kolkata - 700 055 under the limit of South Dum Dum Municipality, Dag No 223,211,224,217,213,216,219,222 in Khatian No 5,6,7,11,847,733,79,884 at Mouza Shyamnagar, J.L No 32/20, Ward No-21 P.S- DumDum, Additional District Sub Registration Office, Cossipore DumDum and butted and bounded as follows :

ON THE NORTH : By Private Road 20 ft.

ON THE SOUTH : By Other Properties

ON THE EAST : By Jessore Road

ON THE WEST : By Other Properties

Bhasdeep Infrastructure Development Ltd.

*Bhasdeep*  
Director

Dum Dum Aditya Educational Society

*Bhasdeep*  
President

ADITYA PROPERTIES & DEVELOPE

*Aditya*  
Propriet

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals on the day month and year first written above.

SIGNED SEALED AND DELIVERED BY THE VENDORS AT KOLKATA IN PRESENCE OF :

- 1. **Nirmal Kumar Bose**  
S/o Late Ganendra Nath Bose  
184, Dum Dum Park,  
Kolkata - 700055,  
W. B.
- AAACB2645P**  
Bhasdeep Infrastructure Development Ltd.  
*[Signature]*  
Director
- AAAAADR253M**  
Aditya Properties & Developer  
*[Signature]*  
President
- ACXPA2028F**  
ADITYA PROPERTIES & DEVELOPER  
*[Signature]*  
Proprietor
- 2. **GOUTAM SAHA**  
Smta. *[Signature]*  
435, Dum Dum Road  
Kolkata - 700055, W.B. India.

SIGNATURE OF THE VENDORS

SIGNED SEALED AND DELIVERED BY THE PURCHASERS AT KOLKATA IN PRESENCE OF :

- 1. **Nirmal Kumar Bose**  
S/o Late Ganendra Nath Bose  
184, Dum Dum Park,  
Kolkata - 700055  
W. B.
- AAECG2452R**  
Gangotri Marcom Private Limited  
*[Signature]*  
V. Saha  
Director
- AA6CPC057R**  
Puspajali Commercial Private Limited  
*[Signature]*  
V. Saha  
Director
- AAFCR2835J**  
Radha Krishna Marcom Private Limited  
*[Signature]*  
V. Saha  
Director
- AAECTB418M**  
Tarapith Merchants Private Limited  
*[Signature]*  
V. Saha  
Director
- AAECTB416F**  
Tarapith Commercial Private Limited  
*[Signature]*  
V. Saha  
Director
- AAECTB417E**  
Tarapith Distributors Private Limited  
*[Signature]*  
V. Saha  
Director
- 2. **GOUTAM SAHA**  
Smta. *[Signature]*  
435, Dum Dum Road  
Kolkata - 700055, W.B. India.
- AAELG2453S**  
Gangotri Marcom Private Limited  
*[Signature]*  
V. Saha  
Director
- AAPCS7911L**  
Shubh Babh Marcom Private Limited  
*[Signature]*  
V. Saha  
Director
- AAECC2454K**  
Gangotri Dealmark Private Limited  
*[Signature]*  
V. Saha  
Director

Prepared by me :  
*[Signature]*  
Prasant Singh  
Advocate  
City Civil Court, Calcutta

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED from the above named Purchaser a sum of Rs.14,00,00,000/- (Rupees Fourteen Crores only) being the full consideration money as per memo given below :

- |     |   |                 |
|-----|---|-----------------|
| 1)  | By Cheque No.540901 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,660/= |
| 2)  | By Cheque No.540949 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,660/= |
| 3)  | By Cheque No.541049 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,660/= |
| 4)  | By Cheque No.541203 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,660/= |
| 5)  | By Cheque No.541152 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,660/= |
| 6)  | By Cheque No.541099 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,660/= |
| 7)  | By Cheque No.541248 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,660/= |
| 8)  | By Cheque No.541299 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,660/= |
| 9)  | By Cheque No.541001 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 16,66,720/= |
| 10) | By Cheque No.540948 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 27,75,550/= |
| 11) | By Cheque No.540902 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 27,75,550/= |
| 12) | By Cheque No.540999 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 27,75,550/= |
| 13) | By Cheque No.541050 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 27,75,550/= |
| 14) | By Cheque No.541202 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 27,75,550/= |
| 15) | By Cheque No.541151 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. | Rs. 27,75,550/= |

Shraddeep Infrastructure Development Ltd.

*Shraddeep*  
Director

Dum Dum Aditya Educational Society

*Shraddeep*  
President

ADITYA PROPERTIES & DEVELOPER

*Shraddeep*  
Proprietor

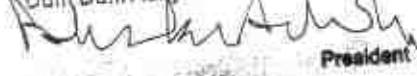
*Shraddeep*  
Proprietor

- 16) By Cheque No.541098 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs. 27,75,550/=
- 17) By Cheque No.541247 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs. 27,75,550/=
- 18) By Cheque No.541298 dated 26.07.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs. 27,75,600/=
- 19) Received by R.T.G.S No. HDFCH 13210408953 vide Cheque No.541244 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=
- 20) Received by R.T.G.S No. HDFCH 13210409723 vide Cheque No.541295 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=
- 21) Received by R.T.G.S No. HDFCH 13210409536 vide Cheque No.541045 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=
- 22) Received by R.T.G.S No. HDFCH 13210408956 vide Cheque No.540995 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=
- 23) Received by R.T.G.S No. HDFCH 13210409763 vide Cheque No.540896 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=
- 24) Received by R.T.G.S No. HDFCH 13210409696 vide Cheque No.541095 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=
- 25) Received by R.T.G.S No. HDFCH 13210409688 vide Cheque No.541199 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=
- 26) Received by R.T.G.S No. HDFCH 13210409648 vide Cheque No.541148 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=
- 27) Received by R.T.G.S No. HDFCH 13210408958 vide Cheque No.540945 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch. Rs.49,00,000/=

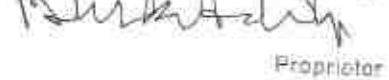
Shri Deep Infrastructure Development Ltd.


  
Director

Dum Dum Aditya Educational Society



  
President

ADITYA PROPERTIES &amp; DEVELOPER


  
Proprietor

- 28) Received by R.T.G.S No. HDFCH 13210408998 vide Cheque No.541245 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,330/=
- 29) Received by R.T.G.S No. HDFCH 13210409228 vide Cheque No.541296 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,350/=
- 30) Received by R.T.G.S No. HDFCH 13210408941 vide Cheque No.541046 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,330/=
- 31) Received by R.T.G.S No. HDFCH 13210408933 vide Cheque No.540997 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,330/=
- 32) Received by R.T.G.S No. HDFCH 13210408891 vide Cheque No.540898 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,330/=
- 33) Received by R.T.G.S No. HDFCH 13210408928 vide Cheque No.541096 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,330/=
- 34) Received by R.T.G.S No. HDFCH 13210409080 vide Cheque No.541200 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,330/=
- 35) Received by R.T.G.S No. HDFCH 13210409131 vide Cheque No.541149 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,330/=
- 36) Received by R.T.G.S No. HDFCH 13210409016 vide Cheque No.540946 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.48,33,330/=
- 37) Received by R.T.G.S No. HDFCH 13210410726 vide Cheque No.541246 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.13,80,000/=
- 38) Received by R.T.G.S No. HDFCH 13210410717 vide Cheque No.541297 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch Rs.13,80,000/=

Shesdeep Infrastructure Development Ltd.


  
Director

Dum Dum Aditya Educational Society


  
President

ADITYA PROPERTIES &amp; DEVELOPER


  
Proprietor

- |     |  |                |
|-----|--|----------------|
| 39) | Received by R.T.G.S No. HDFCH 13210411093 vide Cheque No.541047 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch | Rs.13,80,000/= |
| 40) | Received by R.T.G.S No. HDFCH 13210411072 vide Cheque No.540998 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch | Rs.13,80,000/= |
| 41) | Received by R.T.G.S No. HDFCH 13210410263 vide Cheque No.540899 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch | Rs.13,80,000/= |
| 42) | Received by R.T.G.S No. HDFCH 13210410147 vide Cheque No.541097 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch | Rs.13,80,000/= |
| 43) | Received by R.T.G.S No. HDFCH 13210410098 vide Cheque No.541201 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch | Rs.13,80,000/= |
| 44) | Received by R.T.G.S No. HDFCH 13210409784 vide Cheque No.541150 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch | Rs.13,80,000/= |
| 45) | Received by R.T.G.S No. HDFCH 13210401772 vide Cheque No.540947 dated 26.06.2013 drawn on H.D.F.C. Bank, Burrabazar Branch | Rs.13,80,000/= |

**Rs.14,00,00,000/-**

**(Rupees Fourteen Crores only)**

**WITNESSES :**

1. NBS  
 Nilimal Kumar Bose .  
 186, Dum Dum Park,  
 Kolkata - 700055  
 W. O.  
 s/o Late Manohar Nath Bose .
  
2. GOUTAM SAHA.  
 Goutam Saha  
 435, Jessore road  
 Kol - 55.  
 s/o Lt Jibon Saha

Bhasdeep Infrastructure Development Ltd.

*[Signature]*  
 Director

Dum Dum Aditya Educational Society

*[Signature]*  
 President












































ADITYA PROPERTIES & DEVELOPER

*[Signature]*  
 Proprietor

**SIGNATURE OF THE  
 VENDORS**



SPECIMEN FORM FOR TEN FINGER PRINTS

	<p><i>Franklin Davis</i></p>	<p>Little</p> 	<p>Ring</p> 	<p>Middle</p> 	<p>Fore</p> 	<p>Thumb</p> 
		(Left Hand)				
			<p>Fore</p> 	<p>Middle</p> 	<p>Ring</p> 	<p>Little</p> 
		(Right Hand)				
	<p><i>John Vernon Samp</i></p>	<p>Little</p> 	<p>Ring</p> 	<p>Middle</p> 	<p>Fore</p> 	<p>Thumb</p> 
		(Left Hand)				
			<p>Fore</p> 	<p>Middle</p> 	<p>Ring</p> 	<p>Little</p> 
		(Right Hand)				
	<p><i>Mr. Sord.</i></p>	<p>Little</p> 	<p>Ring</p> 	<p>Middle</p> 	<p>Fore</p> 	<p>Thumb</p> 
		(Left Hand)				
			<p>Fore</p> 	<p>Middle</p> 	<p>Ring</p> 	<p>Little</p> 
		(Right Hand)				
<p>PHOTO</p>		<p>Little</p> 	<p>Ring</p> 	<p>Middle</p> 	<p>Fore</p> 	<p>Thumb</p> 
		(Left Hand)				
			<p>Fore</p> 	<p>Middle</p> 	<p>Ring</p> 	<p>Little</p> 
		(Right Hand)				



Government Of West Bengal  
Office Of the A.D.S.R. COSSIPORE DUMDUM  
District:-North 24-Paraganas

Endorsement For Deed Number : I - 09251 of 2013  
(Serial No. 10128 of 2013 and Query No. 1506L000016700 of 2013)

On 02/08/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19.20 hrs on :02/08/2013, at the Private residence by Anil Kumar Saraf , one of the Claimants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 02/08/2013 by

1. Bhaskar Aditya  
Director, M/s. Bhasdeep Infrastructure Development Ltd, 965, Jessore Road, Dum Dum, Kolkata, West Bengal, India, Pin :-700055.  
, By Profession : Others
2. Bhaskar Aditya  
President, M/s. Dum Dum Aditya Educational Society, 965, Jessore Road, Dum Dum, Kolkata, West Bengal, India, Pin :-700055.  
, By Profession : Others
3. Bhaskar Aditya  
Proprietor, M/s. Aditya Properties & Developers, 182, Jessore Road, Dum Dum, Kolkata, West Bengal, India, Pin :-700055.  
, By Profession : Others



( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM

06/08/2013 11:05:00

EndorsementPage 1 of 6



Government Of West Bengal  
Office Of the A.D.S.R. COSSIPORE DUMDUM  
District:-North 24-Parganas

Endorsement For Deed Number : 1 - 09251 of 2013  
(Serial No. 10128 of 2013 and Query No. 1506L000016700 of 2013)

4. Anil Kumar Saraf  
Director, M/s. Gangotri Marcom Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal,  
India, Pin :-700007.
- Director, M/s. Gangotri Dealmark Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal,  
India, Pin :-700007.
- Director, M/s. Puspanjali Commercial Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal,  
India, Pin :-700007.
- Director, M/s. Radha Krishna Marcom Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West  
Bengal, India, Pin :-700007.
- Director, M/s. Shubhlabh Marcom Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal,  
India, Pin :-700007.
- Director, M/s. Ganapati Marcom Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal,  
India, Pin :-700007.
- Director, M/s. Tarapith Commercial Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal,  
India, Pin :-700007.
- Director, M/s. Tarapith Distributors Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal,  
India, Pin :-700007.
- Director, M/s. Tarapith Merchants Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal,  
India, Pin :-700007.
- , By Profession : Others



( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM



**Government Of West Bengal**  
**Office Of the A.D.S.R. COSSIPORE DUMDUM**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 09251 of 2013**  
**(Serial No. 10128 of 2013 and Query No. 1506L000016700 of 2013)**

5. Vikram Saraf

Director, M/s. Gangotri Marcom Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

Director, M/s. Gangotri Dealmark Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

Director, M/s. Puspanjali Commercial Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

Director, M/s. Radha Krishna Marcom Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

Director, M/s. Shubhlabh Marcom Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

Director, M/s. Ganapati Marcom Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

Director, M/s. Tarapith Commercial Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

Director, M/s. Tarapith Distributors Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

Director, M/s. Tarapith Merchants Pvt. Ltd., 5/1, Nerode Behari Mullick Road, Kolkata, West Bengal, India, Pin :-700007.

, By Profession : Others

Identified By Deepak Singh, son of ... City Civil Court, West Bengal, India, . By Caste: Hindu, By Profession: Advocate.

( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM

**On 05/08/2013**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act, 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

**Payment of Fees:**

Amount By Cash



( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM

06/08/2013 11:05:00

Endorsement Page 3 of 6



**Government Of West Bengal**  
**Office Of the A.D.S.R. COSSIPORE DUMDUM**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 09251 of 2013**  
**(Serial No. 10128 of 2013 and Query No. 1506L000016700 of 2013)**

Rs. 67983.00/-, on 05/08/2013

Amount by Draft

1. Rs. 49800/- is paid , by the draft number 155904, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
2. Rs. 49800/- is paid , by the draft number 155905, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
3. Rs. 49800/- is paid , by the draft number 155906, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
4. Rs. 49800/- is paid , by the draft number 155907, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
5. Rs. 49800/- is paid , by the draft number 155908, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
6. Rs. 49800/- is paid , by the draft number 155909, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
7. Rs. 49800/- is paid , by the draft number 155910, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
8. Rs. 49800/- is paid , by the draft number 155911, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
9. Rs. 49800/- is paid , by the draft number 155912, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
10. Rs. 49800/- is paid , by the draft number 155913, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
11. Rs. 49800/- is paid , by the draft number 155914, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
12. Rs. 49800/- is paid , by the draft number 155915, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
13. Rs. 49800/- is paid , by the draft number 155916, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
14. Rs. 49800/- is paid , by the draft number 155917, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013
15. Rs. 49800/- is paid , by the draft number 155918, Draft Date 23/07/2013, Bank Name State Bank of India, SOUTH SINTHEE, received on 05/08/2013



( Utpal Kumar Basu )  
**A. D. S. R. COSSIPORE DUMDUM**





Government Of West Bengal  
Office Of the A.D.S.R. COSSIPORE DUMDUM  
District:-North 24-Parganas

Endorsement For Deed Number : I - 09251 of 2013  
(Serial No. 10128 of 2013 and Query No. 1506L000016700 of 2013)

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-20,61,79,992/-

Certified that the required stamp duty of this document is Rs.- 14432620 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 9800000/- is paid , by the draft number 992012, Draft Date 25/07/2013, Bank : State Bank of India, KALIGHAT, received on 05/08/2013
2. Rs. 4627620/- is paid , by the draft number 315242, Draft Date 05/08/2013, Bank : State Bank of India, VIVEKANANDA ROAD, received on 05/08/2013

( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM



  
( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 445 to 478  
being No 09251 for the year 2013.



*U.K.B.*  
(Utpal Kumar Basu) 06-August-2013  
A. D. S. R. COSSIPORE DUMDUM  
Office of the A.D.S.R. COSSIPORE DUMDUM  
West Bengal